

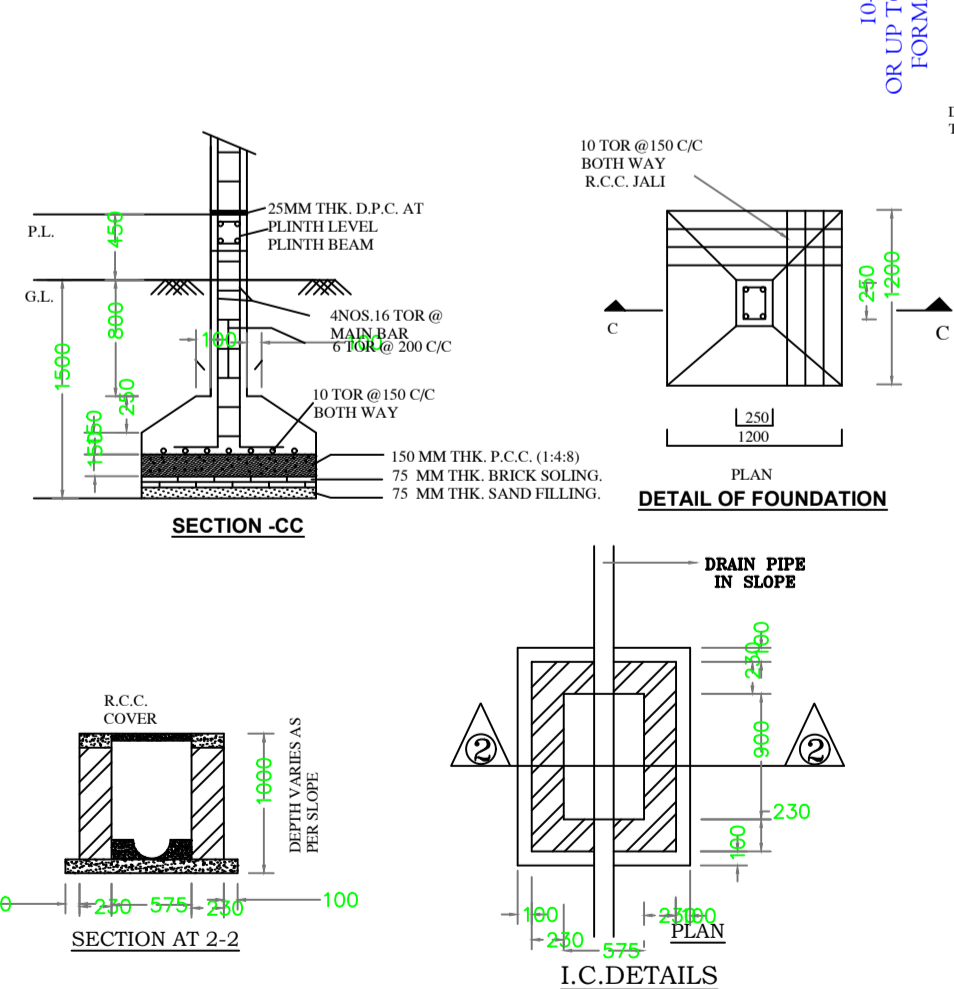
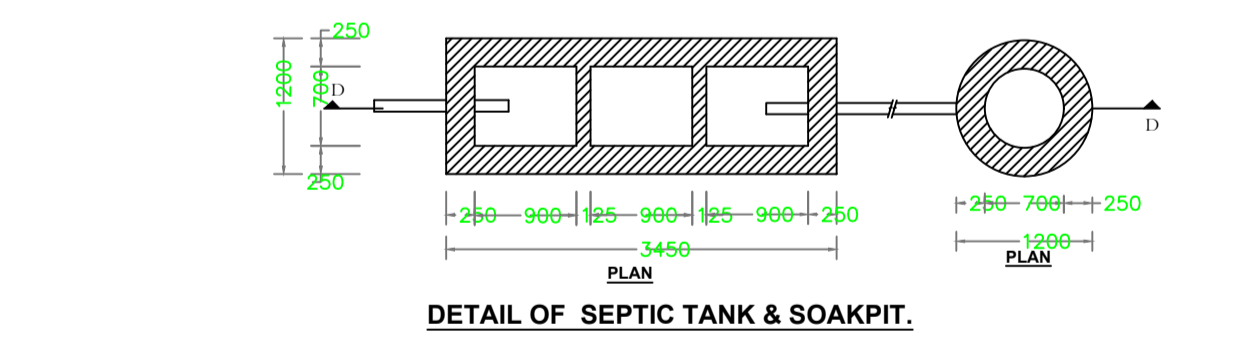
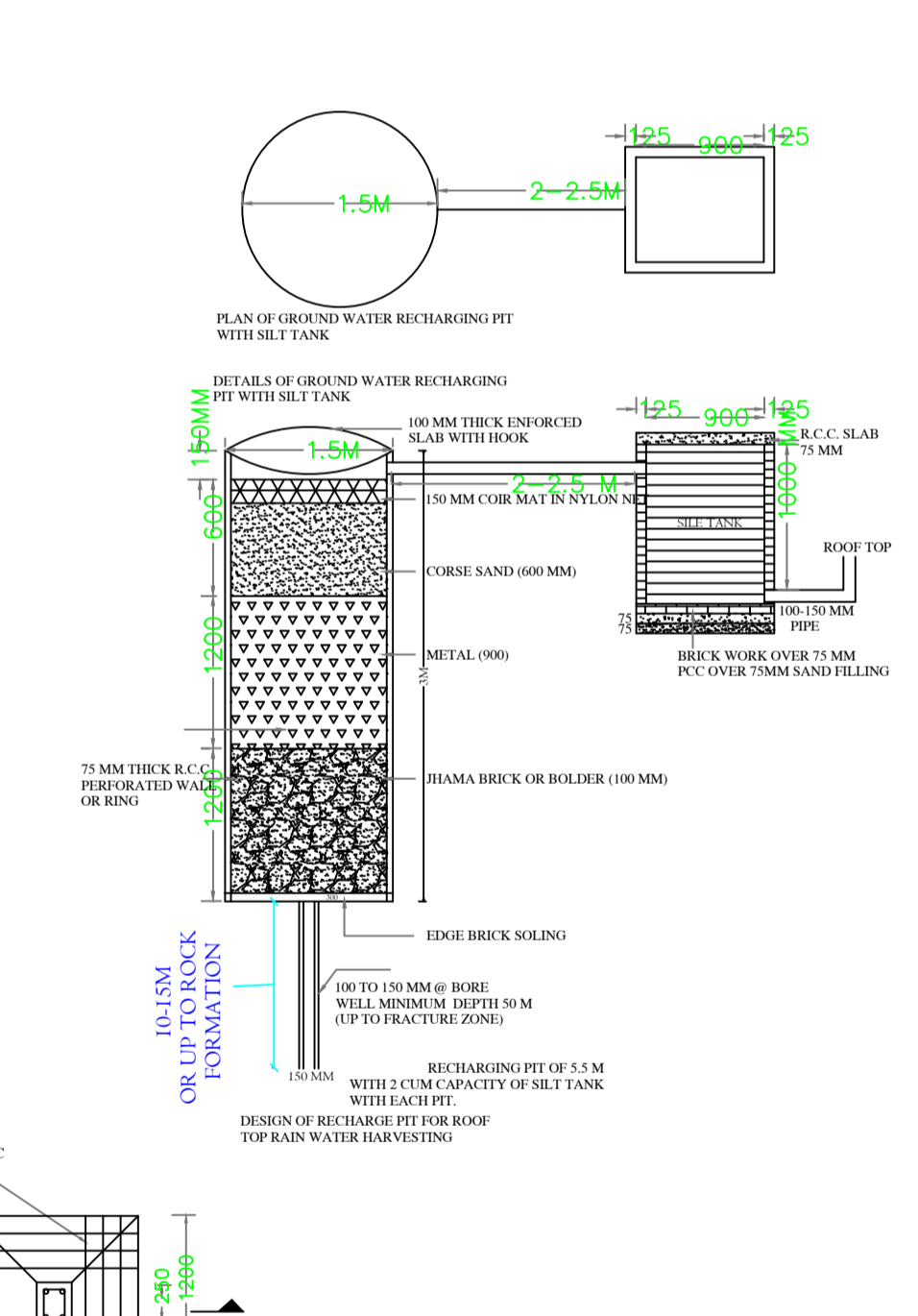
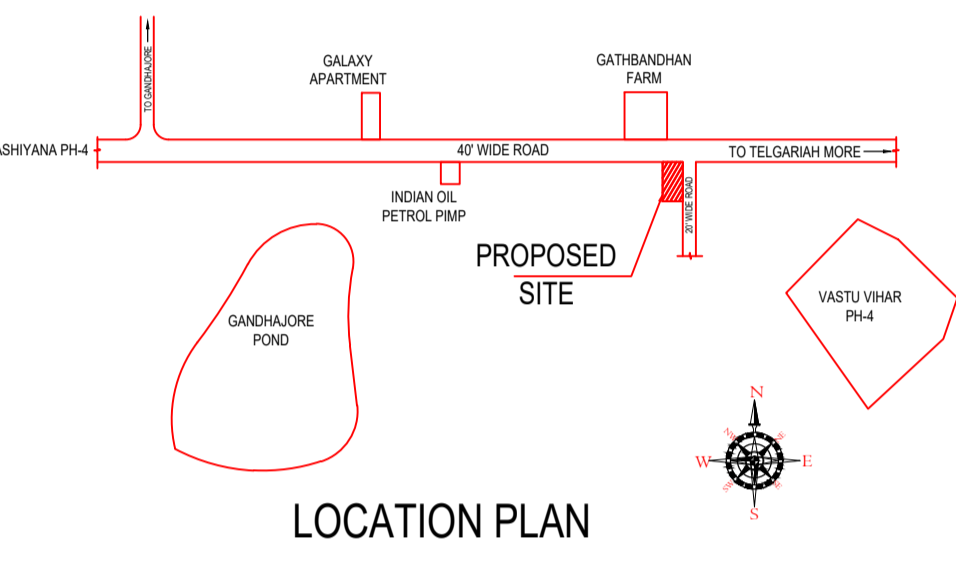
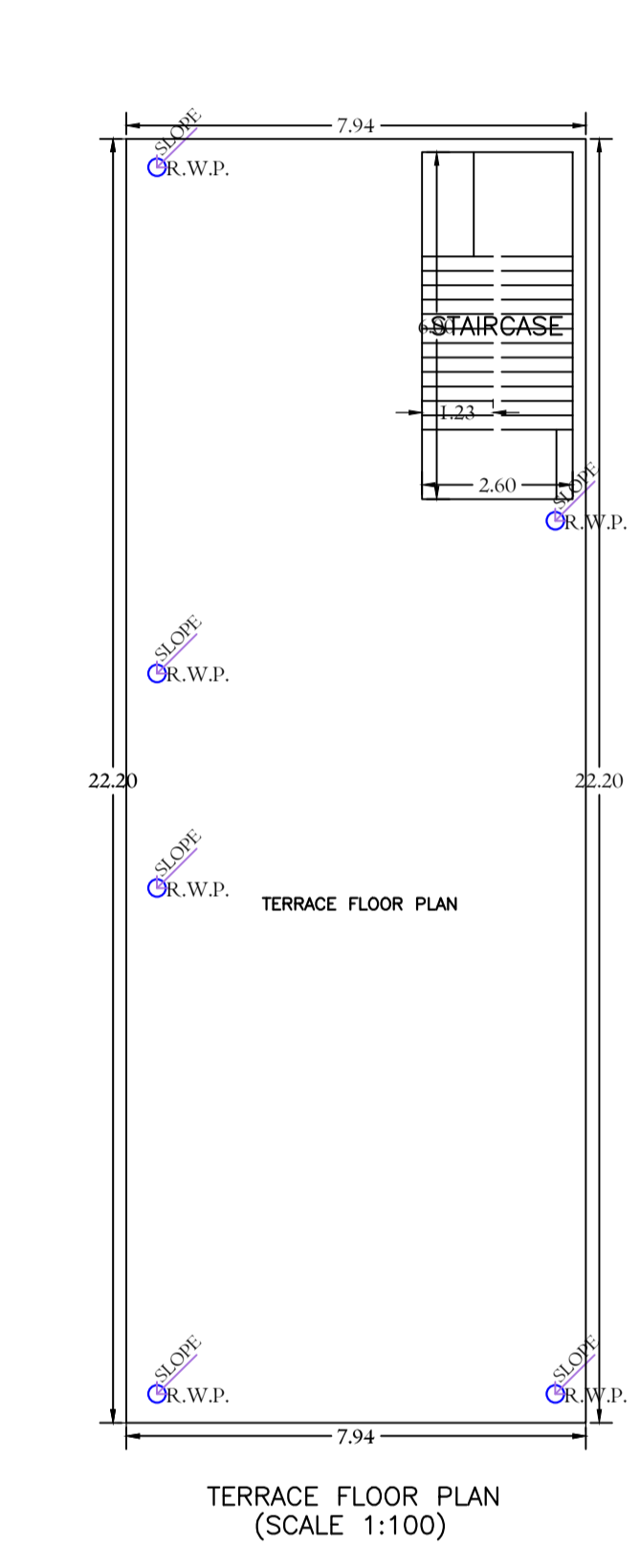
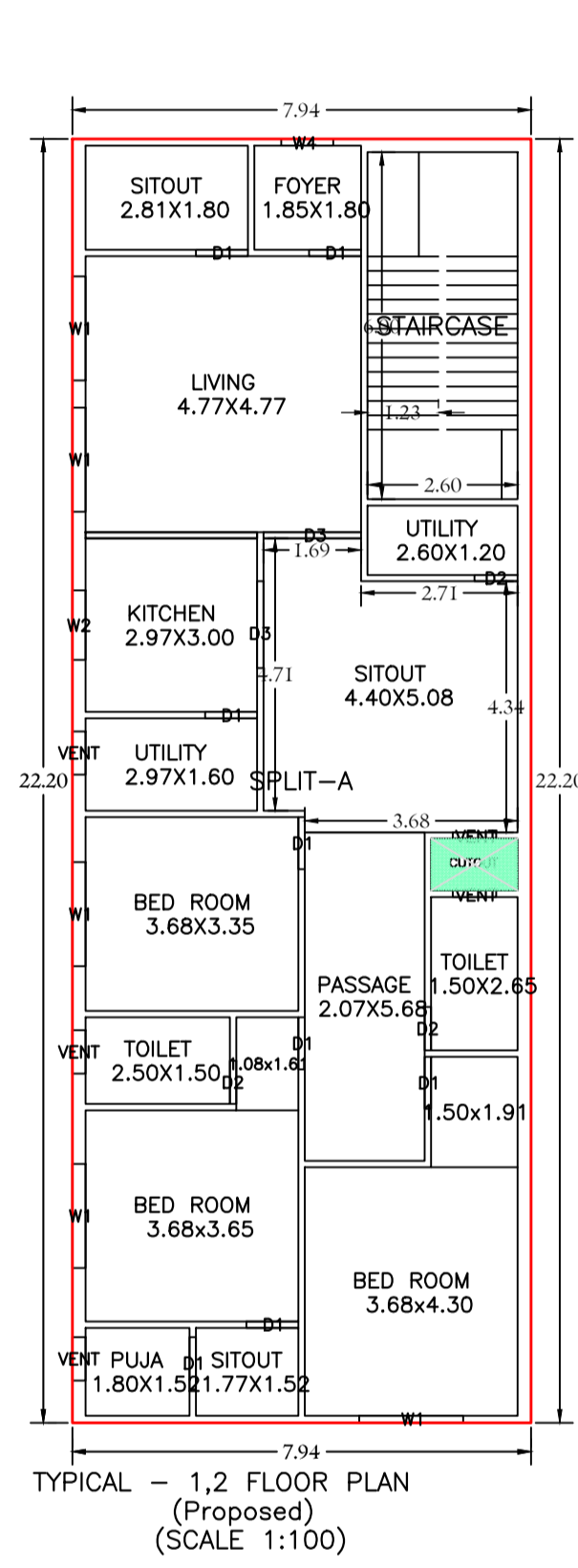
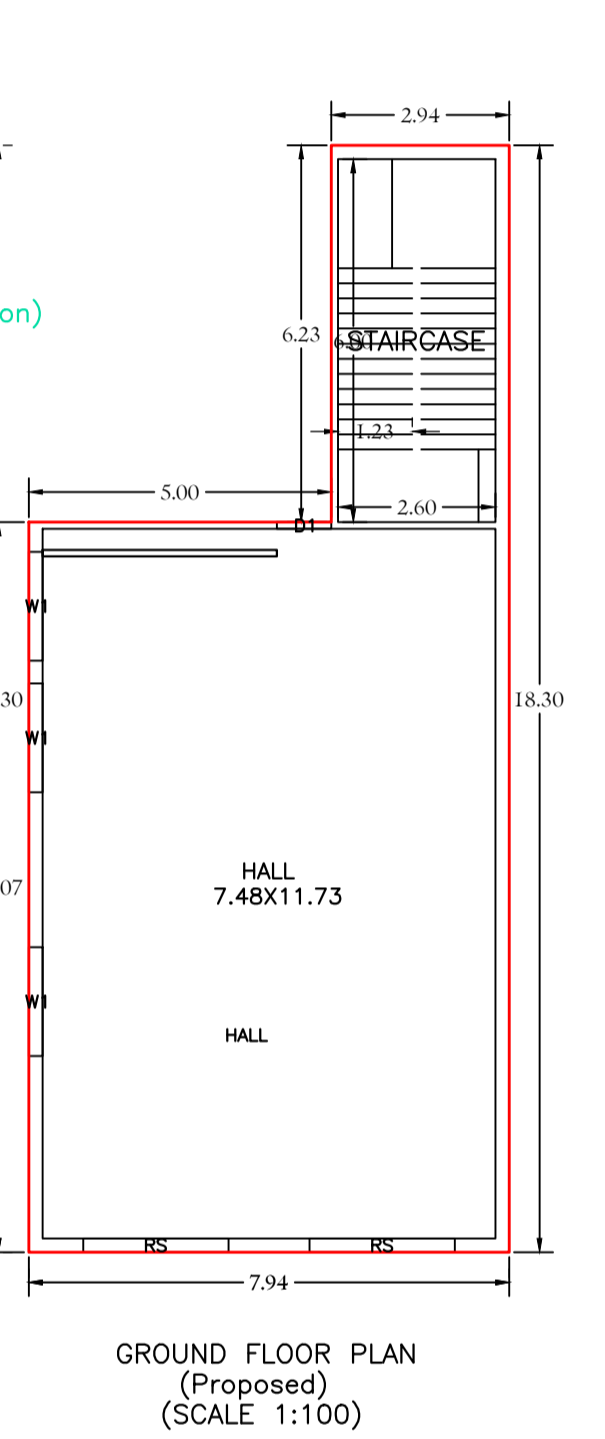
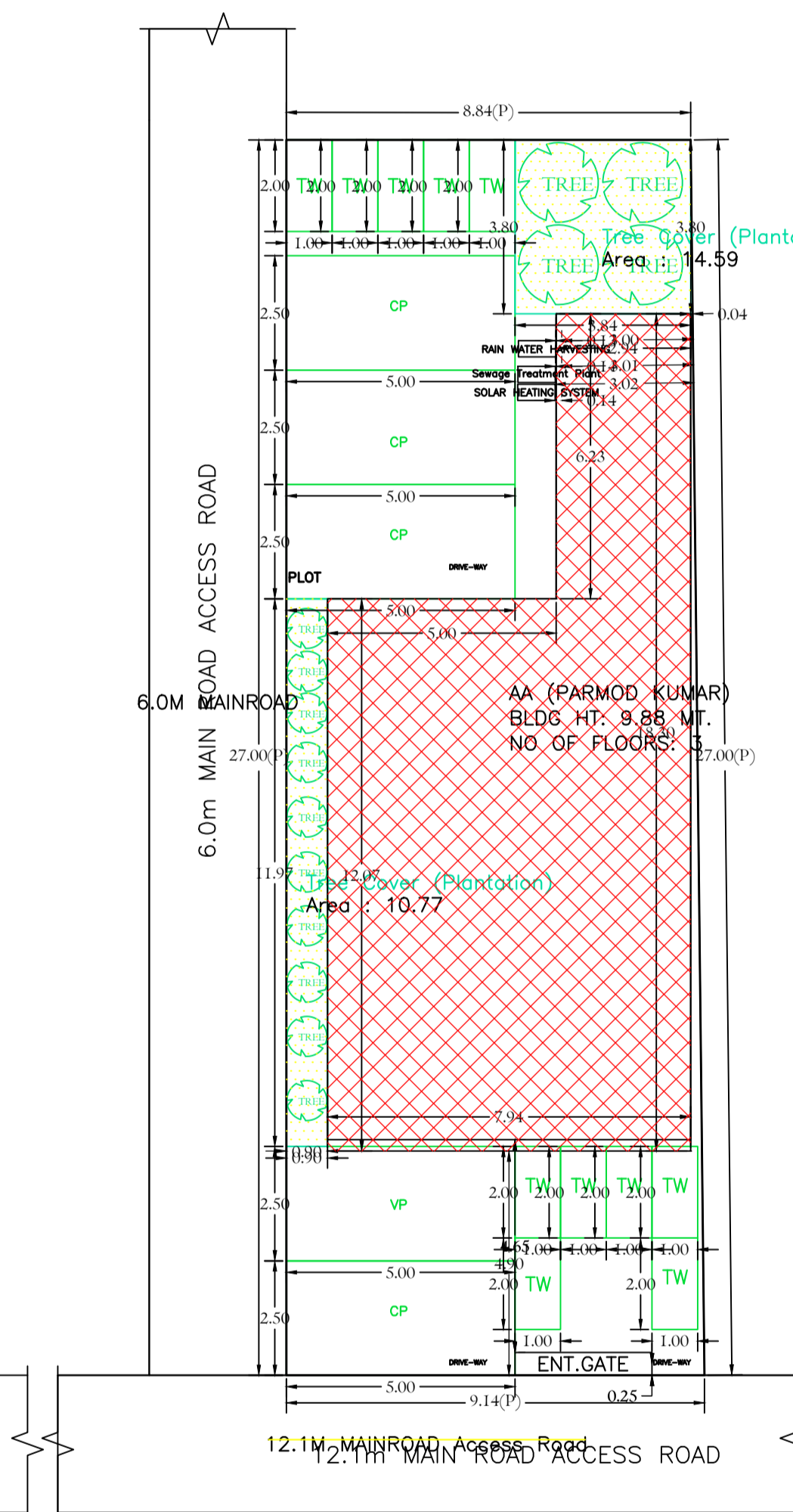
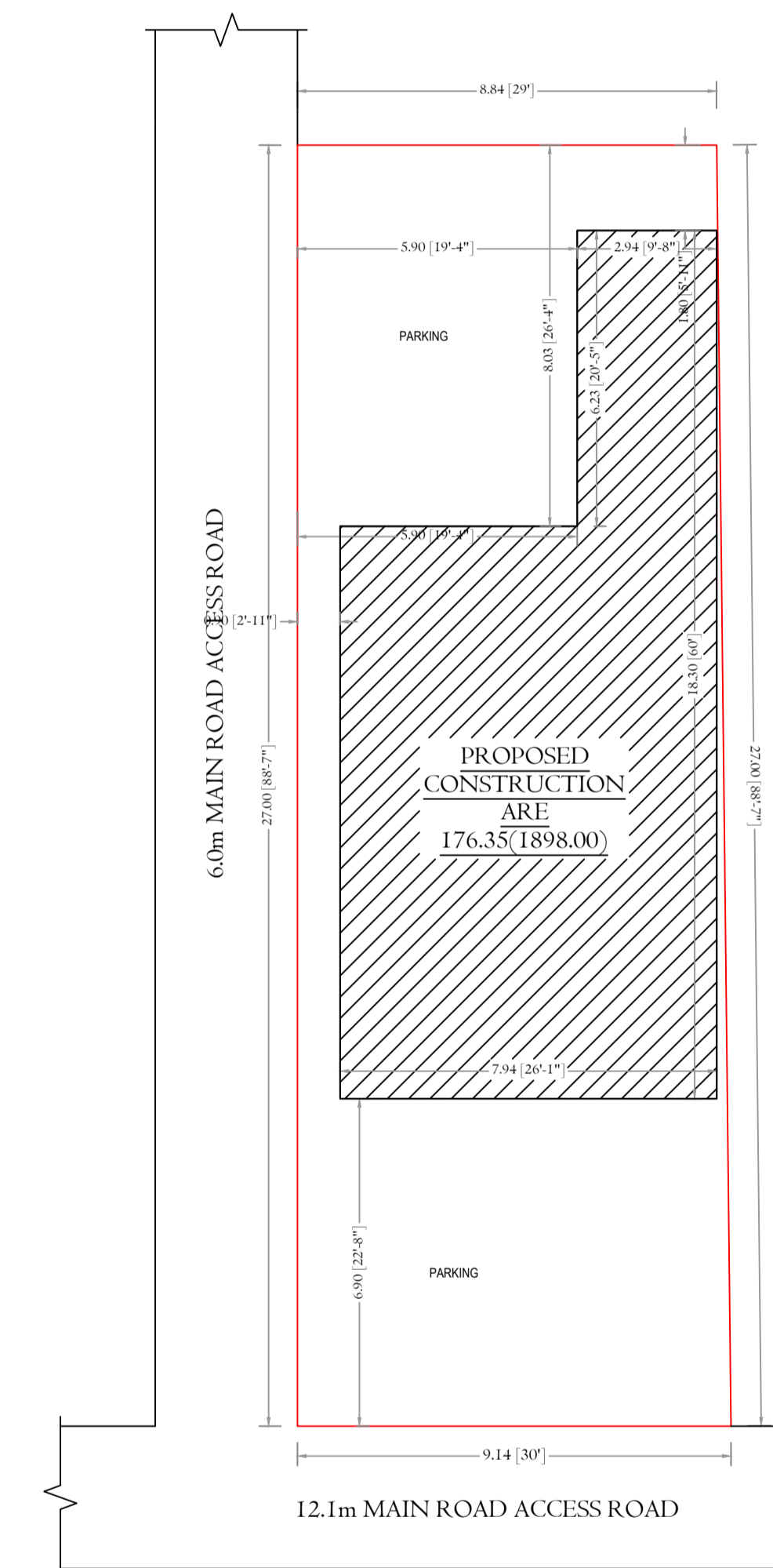
Proposal Basic Information

Proposal File No.	CMC/BP/0145/W07/2024
Owner Name	PARMOD KUMAR
Khata No	1
Plot No	1790
Village Name	Chas
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT CHAS MUNICIPAL CORPORATION

VERSION NO: 1.0.73
VERSION DATE: 16/10/2020

PROJECT DETAIL:	Plot Use: Residential
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: ResiComm Bldg
District: BOKARO	PlotNearbyReligiousStructure: NA
Authority: CHAS MUNICIPAL CORPORATION	PlotSubPlot No: 1790
Inward No: CMC/BP/0145/W07/2024	North: Road Width - 12.1
Application Type: General Proposal	South: Plot No. - 1790
Project Type: Building Permission	East: Road Width - 6.0
Nature of Development: New	West: Plot No. - 1790



AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ. MT.	242.85
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		242.85
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			25.36
Total			25.36
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		217.49
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		242.85
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		242.85

COVERAGE CHECK

Permissible Coverage area (60.00 %)	145.71
Proposed Coverage Area (47.03 %)	114.20
Total Prop. Coverage Area (47.03 %)	114.20
Balance coverage area (12.98 %)	31.51

FAR CHECK

Perm. FAR Area (2.500)	607.13
Total Perm. FAR area	607.13
Residential FAR	349.81
Commercial FAR	114.20
Proposed FAR Area	464.00
Total Proposed FAR Area	464.00
Consumed FAR (Factor)	1.91
Balance FAR Area	143.13

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	466.70
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ARCHITECT (Regd): Jiten Kumar
ENGINEER (Regd): PARMOD KUMAR
SUPERVISOR (Regd): PARMOD KUMAR
OWNER (Regd): PARMOD KUMAR

DEVELOPMENT AUTHORITY: LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

Floor Name	Building Name AA (PARMOD KUMAR)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	114.20	114.20	114.20	114.20
First Floor	176.25	174.90	176.25	174.90
Second Floor	176.25	174.90	176.25	174.90
Terrace Floor	0.00	0.00	0.00	0.00
Total:	466.70	464.00	466.70	464.00

UnitBUA Table for Building :AA (PARMOD KUMAR)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	OTHER	87.79	87.36	1	1
TYPICAL -1, 2 FLOOR PLAN	SPLIT-A	FLAT	146.06	145.74	15	2
Total:	-	-	379.92	378.83	31	3

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Void	Resi.	Commercial				
AA (PARMOD KUMAR)	1	466.70	2.70	349.80	114.20	464.00	464.00	03	
Grand Total:	1	466.70	2.70	349.80	114.20	464.00	464.00	03	

Building :AA (PARMOD KUMAR)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Void	Resi.	Commercial			
Ground Floor	114.20	0.00	0.00	114.20	114.20	01	
First Floor	176.25	1.35	174.90	0.00	174.90	01	
Second Floor	176.25	1.35	174.90	0.00	174.90	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00	
Total:	466.70	2.70	349.80	114.20	464.00	03	
Total Number of Same Buildings	1						
Total:	466.70	2.70	349.80	114.20	464.00	03	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (PARMOD KUMAR)	D2	0.75	2.10	06
AA (PARMOD KUMAR)	D1	0.90	2.10	17
AA (PARMOD KUMAR)	D3	1.50	2.10	02
AA (PARMOD KUMAR)	D3	1.69	2.10	02
AA (PARMOD KUMAR)	RS	2.40	2.40	02

Parking Check (Table 7b)

Vehicle Type	Reqd.			
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	3	37.50	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	11	22.00
Total TwoWheeler	3	6.00	11	22.00
Total		56.00		106.50

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (PARMOD KUMAR)	VENT	0.75	1.20	10
AA (PARMOD KUMAR)	W4	0.90	1.20	02
AA (PARMOD KUMAR)	W2	1.20	1.20	02
AA (PARMOD KUMAR)	W1	1.80	1.20	13

LTP NAME AND SIGNATURE: Jiten Kumar
STRUCTURAL ENG'S NAME AND SIGNATURE: CMC/ARC/0006/2022

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
AA (PARMOD KUMAR)	Residential	ResiComm Bldg	Non-Highrise	GROUND FLOOR PLAN	Commercial	Commercial Bldg	Commercial FAR	Commercial	Commercial Bldg
				TYPICAL -1,2 FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	ResiComm Bldg	-	-	-

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
AA (PARMOD KUMAR)	Commercial Bldg	Bungalow/ Dwelling / Non Apartment	> 0	100	98.60	1	-	-	-	-
			> 0	100	-	-	-	-	1	3
			> 0	1	2.00	1.00	2	-	-	-
Total:						3	4	1	1	